

4/09 FREDDIE MAC REVISED ITS SELLER/SERVICER GUIDE TO PROHIBIT BROKER PRICE OPINIONS.

Freddie Mac revised its Seller/Servicer Guide on March 31st (Bulletin 2009-7) to strictly prohibit its lenders from using broker price opinions to value properties for mortgage purchases.

44.7: Overview of appraisal and inspection reports and the Property Inspection Alternative (PIA) (03/31/09)

To evidence that the Mortgaged Premises is acceptable for the transaction, each Mortgage file must contain one of the following reports:

- A written appraisal report
- A written inspection report
- A print-out of the Last Feedback Certificate with the Minimum Assessment Feedback of Form 2070 or PIA Whether the Seller should use an appraisal, an inspection or PIA depends on:
 - The characteristics of the transaction
 - The type of property securing the Mortgage, and
 - Whether the Mortgage is a Loan Prospector® Mortgage or a Non-Loan Prospector Mortgage

Also clearly stated in the revised language of Freddie's Selling Guide is the requirement that the Seller may not use tax-assessed valuations or BPOs to determine value.